DELEGATED REPORT

Recommendation Made: 1 July 2011

Reference:- 11/00371/FUL **Parish:- Cadeby Parish Council**

Applicant:- Mr Simon Houldcroft
143 The Park
Market Bosworth
Nuneaton
Leicestershire

Location:- 143 The Park Market Bosworth Nuneaton Leicestershire CV13 0LP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a two storey hipped roof extension to the rear of this detached dwelling.

The dwelling is constructed from red/brown sand-faced brick walls with red plain clay roof tiles on the hipped roof. The proposal involves the demolition of an existing single storey rear garden room extension and an existing garage within the rear curtilage.

An amended plan has been submitted to accurately define the residential curtilage of the dwelling and exclude the grassed paddock to the rear from the site. Additional emergence and re-entry bat surveys have also been submitted as an addendum to the earlier bat survey report.

Relevant Planning History:-

None

Consultations:-

No objections have been received from:-

Head of Community Services (Land Drainage)
Market Bosworth Parish Council

No objections have been received subject to conditions from Directorate of Chief Executive (Ecology)

No response has been received at the time of writing this report from:-

Cadeby Parish Council
Ward Members
Site Notice
Neighbours

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 9: Biodiversity and Geological Conservation

Adopted Local Plan

The site lies outside any settlement boundary in the countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy NE5: Development in the Countryside
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document "Highways, Transportation and Development"
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development; impact of the proposed extension on the character and appearance of the existing dwelling and the surrounding landscape; impact on the amenities of the occupiers of neighbouring properties and impact on a bat roost. Although the existing garage is to be demolished, adequate off-street car parking is retained within the curtilage of the dwelling and as a result there will be no adverse impact on highway safety.

The Principle of Development

The site is located outside the settlement boundary of Market Bosworth as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map and is therefore in the countryside. However, policy NE5 does provide a presumption in favour of the extension of existing buildings subject to all other planning matters being appropriately addressed.

Impact on Character and Appearance

The proposed extension has a similar hipped roof design to the existing dwelling and is to be constructed of matching materials to respect its appearance. Given its position at the rear of the property and its subordinate ridge height the proposal respects the scale and character of the existing dwelling and as a result will not have any adverse impact on the existing dwelling, or the character or appearance of the street scene or the surrounding countryside. Amendments to the roof design were discussed with the applicant involving the creation of two hipped roof elements on the rear roof slope to mimic that of the front projecting element in order to reduce the overall ridge height of the extension and improve the design by removing the central valley gutter formed between side elevations. However, the applicant wished to retain the design as submitted as it involves less disturbance to the existing roof structure and is therefore likely to have less impact on the bat roost present in the front projecting roof slope. The adjacent dwelling (141) has a two storey rear extension with a similar central valley roof feature and given this and the potential additional impact on the bat roost the design is considered to be acceptable.

Impact on Neighbours

The proposed extension extends approximately 7.4 metres across the entire rear elevation and projects approximately 4.8 metres from that existing rear elevation. The rear garden is enclosed on both sides by established planting and adequate boundary treatments to protect the privacy of neighbouring gardens.

No. 141 The Park is a detached dwelling located to the west of the application dwelling. The proposed two storey rear extension will project approximately 2 metres beyond the rear elevation of No. 141 at a separation distance of approximately 2 metres between the side elevations. The only side elevation window on No. 141 is a ground floor garage window which is set well forward of the proposed extension. The only window proposed in the side elevation facing No. 141 is a new roof light in the existing roof slope and given its height and position this will not result in any adverse overlooking issues. The relationship of the proposed extension to No. 141 is considered to be within the guidelines contained in the Council's SPG on House Extensions and will not result in any adverse impact on the residential amenity of the occupiers of No. 141 either from an overbearing impact or overlooking and is therefore considered to be acceptable.

No. 145 The Park is a detached dwelling located to the east of the application dwelling. The proposed two storey rear extension will project approximately 3.8 metres beyond the main rear elevation of No. 145. Whilst this exceeds the guidelines within the Council's SPG on House Extensions, given the separation distance of

approximately 5 metres between the side elevations and inset from the boundary, the single storey rear extension to No. 145 and the existing garage along the boundary which is set back from the main rear elevation by approximately 2.5 metres, the relationship of the proposed extension to No. 145 is considered to be acceptable in this case. In addition, the nearest ground floor window on the rear elevation of No. 145 is to a kitchen area. There are no main habitable room windows on the side elevation of No. 145 facing the proposal. The only window proposed in the side elevation of the extension facing No. 145 is a first floor window to a bathroom. As this window is to be fitted with frosted glass and given its position overlooking the shared driveway this will not result in any adverse overlooking issues. Overall it is considered that the proposed extension will not result in any adverse impact on the amenity of the occupiers of No. 145 either from an overbearing impact or overlooking and is therefore acceptable.

Impact on Bat Roost

The submitted bat survey and subsequent emergence and re-entry surveying undertaken confirms the likely presence of a bat maternity roost within the roof of the dwelling with access points in the front projecting hip. The roof of the proposed extension has been designed to involve limited disturbance to the existing roof of the dwelling by the formation of a central valley gutter between the side elevations. The bat survey considers that disturbance of the roost is unlikely to occur as the roost and access points will not be directly impacted by the proposals and that control of the timing of works and a watching brief whilst the works are carried out would provide further mitigation against any impact on the roost. The Directorate of Chief Executive (Ecology) has no objection to the proposals subject to the suggested mitigation measures being implemented and therefore a condition has been included in the recommendation.

Conclusion

The proposal is acceptable in principle, would respect the scale, character and appearance of the existing dwelling and would not adversely affect the street scene, the surrounding countryside, the amenities of the occupiers of neighbouring properties, highway safety or the bat roost. The proposal is considered to be in accordance with the guidance contained within Planning Policy Statement 9 and policies BE1, NE5 and T5 of the adopted Local Plan and the Council‘s SPG on House Extensions and is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of its siting, scale, mass and design would not have an adverse impact on the character or appearance of the existing dwelling, the street scene or the surrounding countryside, nor the amenities of neighbouring residents, highway safety or bat roost and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, NE5 and T5.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Plans and Elevations Drg No. 02 Rev A, Block Plan Drg No. 03 and Parking Plan Drg No. 04 received by the local planning authority on 18th May 2011; Site Location Plan Drg No. 01 Rev B received by the local planning authority on 21 June 2011.

3 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

4 The development shall be implemented in accordance with the recommendations and mitigation measures contained in sections 13.4.1 and 13.4.2 of the Bat Survey Assessment (Revision B) carried out by Ecolocation dated 14 June 2011.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 To ensure adequate protection of the bat roost to accord with Planning Policy Statement 9: Biodiversity and Geological Conservation.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 The applicant is reminded that the grassed paddock to the rear does not form part of the residential curtilage to the dwelling.

Contact Officer:- Richard Wright Ext 5894